



TERRE HAUTE

# Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

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Terre Haute • West Terre Haute • Riley • Seelyville

DATE: August 5, 2010

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER #18-10

CERTIFICATION DATE: August 4, 2010

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 18-10. This Ordinance is a rezoning of the property located at 1600 North 11<sup>th</sup> Street. The Petitioner, James and Trudy Rupska, Petitions the Plan Commission to rezone said real estate from zoning classification R-2 to C-6, Strip Business District, for auto body work and detailing and auto sales and services. The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 18-10 at a public meeting and hearing held Wednesday, August 4, 2010. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 18-10 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 18-10 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 18-10, was FAVORABLE TO AMEND TO R-2 PLANNED DEVELOPMENT.

  
Fred L. Wilson, President

  
Jeremy Weir, Executive Director

Received this 5<sup>th</sup> day of August, 2010



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## APPLICATION INFORMATION

Petitioner: James A. Rupska

Property Owner: Same-As-Above

Representative: Same-As-Above

Proposed Use: Auto body work & detailing and auto sales and service

Proposed Zoning: C-6, Strip Business Zone

Current Zoning: R-2, Two-Family Residence District

Location: The property is located on the northwest corner of North 11<sup>th</sup> Street and 8<sup>th</sup> Avenue.

Common Address: 1600 North 11<sup>th</sup> Street, Terre Haute, IN

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## COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute

Guiding Policies: Neighborhood Conservation

- Allow for a range of housing densities based on the zoning ordinance.
- Allow for a mix of uses, focusing on neighborhood and community serving commercial nodes.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.
- New retail activities in an area should contribute to the diversity and variety of retail uses in a commercial node.
- Improved landscaping, improved pedestrian amenities, and increase attention to lighting, signage, and impacts upon nearby residential areas is advised in the review of development petitions.

Available Services: Area is well served by utilities.

Soil Limitations: Not studied.

Street Access: North 11<sup>th</sup> Street (Local Roadway)

Dev. Priority: Capital investment is a high priority

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## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

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### ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-2, Two-Family Residential District  
**East** – R-2, Two-Family Residential District  
**South** – R-2, Two-Family Residential District  
**West** – R-2, Two-Family Residential District

Character of Area: Residential dwellings are the most common feature within this neighborhood, with commercial servicing nodes are located on the major thoroughfares (Lafayette Avenue and North 13<sup>th</sup> Street).

Contig. Uses & Zones: The contiguous zoning is R-2, Two-Family Residence District with uses that consist of single family dwellings, and non-conforming commercial use.

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### ZONING REGULATIONS

C-6 Purpose: The Strip Business Zone is a business use created primarily for transient's needs, but with some subjugated business uses serving neighborhood needs. It shall therefore be located only along major streets or expressways of the planning area and in addition shall be limited to Federal or state primary highways in densely developed areas only and not along "Limited" or "Controlled" access highways.

C-6 Uses: Uses permitted in C-6, Strip Business District are; Same as for C-1 Zone as provided in Sec. 10-207 c. (1); Banks, Barber shops; Camera and photographic supply stores; Candy and ice cream stores; Drug stores; Dry cleaning stores; Gift shops; Grocery stores, meat markets, bakeries, delicatessens, and food stores; Ice storage for retail; Municipal or privately owned recreation buildings or community centers; Post offices; Restaurants. Liquor may be served if incidental to the serving of food as the principal activity (Gen. Ord. No. 2, 2007, As Amended, 2-8-07); Service stations; Soda fountains; Sporting goods stores; Tobacco shops; Motel and as accessory uses: dining facilities with or without a bar serving alcoholic beverages, or swimming pool; Automobile sales and service (major and minor repairs); Signs as regulated by Sec. 10-141; Landscape, nurseries, garden supply, and seed stores; Business and professional offices.

C-6 Standards: Minimum Lot Size: 3,300 Sq. Ft.

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FAR 0.5 %

Street Setback: 55 feet from centerline;

Rear setback 11';

Interior setback of 5' from the interior lot line;

One (1) parking space per ten thousand (10,000) square feet outdoor lot area, plus one (1) space per one thousand (1,000) square feet indoor floor area.

Park lots for more than ten (10) cars will need visual buffering from adjacent residential properties

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## FINDINGS and RECOMMENDATION

**Staff Findings:** The proposed site is not suitable for the expansion of the C-6, Strip Business District. This location is within a contiguous R-2, Two-Family Residential District. This neighborhood and the surrounding uses would be better serviced with an R-2 Planned Development.

**Recommendation:** Staff offers an Unfavorable Recommendation on the request to change the zoning from residential to Commercial. Staff will support a request to rezone the property to R-2 Planned Development, if the petitioner wishes to amend the Special Ordinance.